

		<b>Client Project Agreement</b>											
		Public Buildings Service										Version 2.0 March 2018	
<b>Part 2: Client Engagement Complete after initial customer meeting to discuss strategic requirements package.</b>													
Purpose: The Client Project Agreement (CPA) serves as the agreement from the customer to secure strategic requirements no later than 30 months prior to													
<b>Part 2: Basic Project Information</b>													
Project Name		UAC/ORR											
Project Description		Approximately 109,948 RSF and 95,607 USF Space for HHS/ACF/ORR											
Project Number		9VA2606				Existing OA Number(s)							
Agency Bureau Code(s)													
Primary Agency Name		HHS											
Agency POC Name		Alfred Cypress				GSA Planning Manager				Kenneth Shulimson			
Agency POC Email		Alfred.cypress@psc.hhs.gov				GSA Planning Manager Email				Kenneth.shulimson@gsa.gov			
Agency POC Phone		202-868-9353				GSA Planning Manager Phone				202-617-1032			
Building Name (if known)		NA				Draft OA Number(s)							
Proposed Address (if known)		NA											
Estimated Term (in months)		180		# Months Firm		Rexus Project #:							
Initial Housing Solution						OA Effective Date		5/1/2020					
If initial housing recommendation is Leased, what is the proposed lease action, if identified						OA Expiration Date		4/30/2035					
						If extension, what is the Firm Term of Extension							
<b>Part 2a: Space Type Information</b>													
Anticipated R/U Factor		1.15		All in UR		163							
Number of Occupants		587											
Square Feet Per Person		0											
Office Space								USF*		RSF			
Office Support Space								0		0			
Special Space Subtotal								95,607		109,948			
Space Type Office and administrative								17,100		19,665			
Space Type Bathrooms								49,618		57,061			
Space Type Interior Recreation / Multipurpose								13,200		15,180			
Space Type Classroom								4,400		5,060			
Space Type Medical Exam								1,200		1,380			
Space Type Dining and Food Service								4,889		5,622			
Space Type Receiving/ Storage								5,200		5,980			
Warehouse (WRH) (occupied or unoccupied)								0		0			
								Total Square Feet		95,607 109,948			
Other (Wareyard)								0					
Antenna (enter # of antennas)								0					
Should this Occupancy Agreement be Non-Cancelable based on Pricing Policy?								Be sure and document reason for N/C OA below in narrative.					
Requirements: Explain the mission and operational need; identify any unique requirements/criteria													
<p>The requirement is for a permanent unaccompanied children (UAC) shelter in the NCR DA area. New permanent shelter space is urgently needed due to the significant increase in the number of unaccompanied children that have entered the United States. On March 1, 2003, the Homeland Security Act of 2002, Section 462, transferred responsibilities for the care and placement of unaccompanied alien children (UAC) from the Commissioner of the Immigration and Naturalization Service to the Director of the Office of Refugee Resettlement (ORR), in the Administration for Children and Families (ACF), an operational division of U.S. Department of Health and Human Services.</p>													
<b>Part 2b: Parking Information</b>													
GOV, Official, and Visitor Parking		Number of Spaces		Secured/Unsecured		Reserved/Unreserved							
Surface		5											
Structured													
Employee Parking		Number of Spaces		Secured/Unsecured		Reserved/Unreserved							
Surface		275						Determination and					
Structured								Findings Waiver If yes, please attach					
<b>Part 2c: Utilization Rate and/or Space Reduction Strategy</b>													
Planning Manager: Please use the space below to describe the space utilization rate approach being utilized by the client. If the client is unsure of													
Does this project align with the customers current RTF plan?								Yes					
Confirm UR Methodology meets Customer UR Standard								Yes					
Does this project provide an opportunity for Cost Savings over the life of the occupancy?								Yes					
Confirm Union Agreement to revised workplace standard								Yes		Should be provided by the agency			
<b>Part 2d: Final Space Strategy</b>													
Explain the PBS proposed strategy for the customer for the new or ongoing occupancy needs. If the strategy is a consolidation, address and attach documents as needed. If parameters are not changing or are brand new, please notate that as well. (Note: potential to reduce costs, longer terms if lease solution, shared services, FIT program, etc)													

### Part 2e: Location and Delineated Area Confirmation

The DA will comprise the counties of Prince William, Loudoun, Fairfax, Arlington, Montgomery, and Prince George's .

Map attached to this agreement		
Mission driven justification attached to this agreement		

### Part 2f: Initial Schedule Parameter/Risks (add attachments as applicable)

### Schedule Parameters / Constraints

We have an ambitious schedule.

Risks / Opportunities (high-level summary)

Not meeting schedule. Lack of product. Regulations, Political considerations

## Part 2g: Other Considerations

GSA Procured Furniture (if applicable)	GSA Disposal Services Needed
GSA Procured Move Support Needed	RWA (As-is, TI buy-down, Above TI Allowance)

## Part 2h: Preliminary Budget (this section may vary in completeness based on information available or solution sought)\*

Estimated Market Rent		Rate per RSF	Annual Amt		
Shell Rate/Fully Serviced Rate		\$0.00	\$0.00	Base TI	\$38.95
Operating Rate		\$0.00	\$0.00	LCI	#N/A
Real Estate Taxes (Leased)		\$0.00	\$0.00	Tier	#N/A
Total Single Year		\$0.00	\$0.00	Amortization Term	120 Months
Estimated Rent Over Term of Lease (excluding TIs)			\$0.00	Amortization Rate	2.985 %
				ARIZONA	
Funding Type	Amount	Funding	<p>If the costs are identified as RWA, the customer must provide funds prior to contract award for the scope of the RWA. Any other Funding Source would be repaid as part of Rent. Cost estimates as part of the CPA are Rough Order of Magnitude and do not constitute solicitation for RWA funds. These estimates do not include fees.</p> <p>If a functional cost estimate is used, the Allowance will zero out.</p>		
TI General	#N/A				
TI Custom	#N/A				
TI Allowance	#N/A				
Above Allowance (if known)	\$0				
<b>Total Initial TI Estimate/Cost Over TI Term</b>	<b>#N/A</b>	<b>#N/A</b>			
Functional Cost Estimate	\$0				
Building Specific Amortized Capital (BSAC)	\$0				
<b>TI and Non-Rent Funding Sources</b>			<b>Enter Purpose of Funding if known</b>		
Funding Source #1	\$0	BA80 - RWA			
Funding Source #2	\$0				
Funding Source #3	\$0				
Consolidation Funding (if applicable)	\$0				
FIT Funding (if applicable)	\$0				
<b>Total Estimated Initial Project Cost</b>	<b>#N/A</b>	<b>Over Estimated Term</b>			

**Part 2i: CPA CHECKLIST (attach deliverable documents as applicable)**

	SF-81 or Agency Space Request		Signed RDA Compliance Memo
Yes - Attached	Project Reduces Agency Footprint		DA Mission Justification (if applicable)
	Agency Design Guide / Standards		Parking Justification (if applicable)
	Agency Standard U/R Confirmed		Completed FSH Risk Use Permit
	Agency Unique Requirements		Draft OA
	Lease Cost Analysis (if applicable)		Milestone Schedule

## Part 2j: Client Project Acknowledgement and Agreement

The customer's concurrence acknowledges that the information captured on the CPA is accurate. If these requirements change, the Planning Manager must

By signing below, all parties state that, to the best of their knowledge, this information is accurate.

## Tenant Agency Agreement

[illegible]

GSA/PBS Agreement											
								Date			
Signature								Planning Manager			
Kenneth Shulimson											
Printed Name (PBS Representative)								Title			
Eric H.								Digitally signed by		Date	
Eric Berger								Eric H. Berger -S		7/24/2019	
Eric Berger								Date: 2019.07.09		Senior Realty Officer	
Printed Name (PBS Representative)								18:56:52 -04'00'		Sara Towner	
								Title		GSA Project Program Manager (Acting)	

Cell: A20

Comment: If the recommendation is anything other than full and open, the LCO must be consulted with and in agreement of the strategy prior to finalizing the strategy.

Cell: A41

Comment: Note items such as:

- 1) adjacency requirements - desired/required or restricted
- 2) floor level requirement - ex: must be 2nd floor or higher, or must be ground floor
- 3) Set back requirements or site fencing or other unique security needs
- 4) Antenna or other communication requirements
- 5) Sallyports or CarPorts
- 6) Wareyards or Exterior Covered Storage
- 7) Any requirements for large vehicles - ex: buses or trailers with ability to pull into the parking lot and exit by driving through to another side (2 entrances/egress in the parking area), Turning radius requirements

Cell: A88

Comment: Use of a Functional Cost Estimate requires an approved regional pricing deviation before being offered as a funding solution to the customer. If approved, all costs can be amortized in the rent, and no above allowance buy down would be required.



## Client Project Agreement

Public Buildings Service

Version 2.0 March 2013

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#### Part 2: Basic Project Information

Project Name: UAC/QR  
 Project Description: Approximately 109,948 RSF and 95,607 USF Space for HHS/ACF/QR  
 Project Number: 9VA2605 Existing OA Number(s)  
 Agency Bureau Code(s)  
 Primary Agency Name: HHS  
 Agency POC Name: Alfred Cypress GSA Planning Manager: Kenneth Shullimson  
 Agency POC Email: Alfred.cypress@hhs.gov GSA Planning Manager Email: Kenneth.shullimson@gsa.gov  
 Agency POC Phone: 202-868-9353 GSA Planning Manager Phone: 202-617-1932  
 Building Name (if known): NA Draft OA Number(s)  
 Proposed Address: NA  
 (if known)

Estimated Term (in months): 180 # Months Firm  
 Initial Housing Solution  
 If initial housing recommendation is Leased, what is the proposed lease action, if identified  
 Rexus Project #: OA Effective Date: 5/1/2020  
 OA Expiration Date: 4/30/2035  
 If extension, what is the Firm Term of Extension

#### Part 2a: Space Type Information

Anticipated R/U Factor	1.15	All in UR	163
Number of Occupants	537		
Square Feet Per Person	0		
Office Space			
Office Support Space			
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Space Type: Office and administrative		17,100	19,665
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Space Type: Dining and Food Service		4,833	5,622
Space Type: Receiving/ Storage		5,200	5,980
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Total Square Feet		95,607	109,948
Other (Wareyard)		0	
Antenna (enter # of antennas)		0	

\* This number should represent the net square feet and the circulation required for that space

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#### Part 2b: Parking Information

GOV, Official, and Visitor Parking	Number of Spaces	Secured/Unsecured	Reserved/Unreserved
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Structured			
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Structured			

Determination and Findings Waiver (if yes, please attach)

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Planning Manager: Please use the space below to describe the space utilization rate approach being utilized by the client. If the client is unsure of

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GSA/PBS Agreement			
Signature		Kenneth Shulimson	7/29/19
Kenneth Shulimson		<i>Kenneth Shulimson</i>	Planning Manager
Printed Name (PBS Representative)			Title
Signature		Eric H.	Digitally signed by
Eric Berger		Berger-S	Eric H. Berger -S
Printed Name (PBS Representative)			Date: 2019.07.09
		18:56:52 -04'00'	Senior Realty Officer
			<i>Sara Towner</i>
			Title
			GSA Project Program Manager (Acting)